



**THE CORPORATION OF THE
TOWN OF MIDLAND**

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**PLANNING AND DEVELOPMENT COMMITTEE OF COUNCIL
REPORT 2018-3**

**Report of the Planning and Development Committee of Council Meeting held
Wednesday, March 7, 2018 at 7:00 p.m. in the Municipal Office Council Chambers.**

Present: Chair Councillor J. Contin
Vice Chair Councillor J. Main
Deputy Mayor M. Ross
Councillor G. MacDonald
Councillor G. Canning
Councillor S. Strathearn
Councillor P. File *

Also Present: W. Crown, Director of Planning and Building Services
A. Zhao, Planner
S. Edgar, Deputy Clerk/Committee Coordinator

Regrets: Mayor G. McKay
Councillor C. Oschefski

*arrived at 7:07 p.m.

1. CALL TO ORDER

The Chair called the meeting to Order at 7:03 p.m.

The Chair read the introductory remarks respecting safety matters and respectful communication policies.

2. DECLARATIONS OF PECUNIARY INTEREST

The Chair asked if there were any declarations of pecuniary interest.

- i) Councillor Contin declared a pecuniary interest with respect to Item 3.B) Draft Plan of Condominium CD-T-0602, Sunrise Pier – 711 Aberdeen Boulevard, Request for Extension of Draft Plan as he is an owner of a Condominium unit at 699 Aberdeen Boulevard.

3. ITEMS FOR REVIEW/DISCUSSION

A) Hanson Development – Community Design Guidelines

Present: Chad John-Baptise, WSP Group Ltd.

The Committee had before it for consideration Staff Report PL-2018-19 dated February 27, 2018 with respect to the Community Design Guidelines for the Hanson Development.

Mr. Chad John-Baptiste answered questions from Committee.

Following review of the Report and discussion, it was then,

Moved by: Deputy Mayor Ross
Seconded by: Councillor MacDonald

That Council approve the Hanson Subdivision “Community Design Guidelines” subject to the changes as set out in Staff Report PL-2018-19 dated February 27, 2018.

That Council direct Town Staff to monitor the effectiveness of the Guidelines for a period of at least two (2) years to determine if any further revisions are warranted for Council consideration.

CARRIED

**B) Draft Plan of Condominium CD-T-0602
Sunrise Pier – 711 Aberdeen Boulevard
Request for Draft Plan Extension**

Present: Dan Downey, President of Tiffin Pier Condominium Board

Having declared a pecuniary interest Chair Councillor Contin vacated his seat and Councillor Main assumed the role of Chair

The Committee had before it for consideration Staff Report PL-2018-8 dated February 26, 2018 with respect to a request for Draft Plan Extension regarding the Sunrise Pier Draft Plan of Condominium.

With the concurrence of the Committee, the Chair provided Mr. Dan Downey, President of Tiffin Pier Condominium Board, an opportunity to speak to the item.

Following the review of the Report and discussion, it was then,

Moved by: Deputy Mayor Ross
Seconded by: Councillor Strathearn

That the Council of the Town of Midland grants an extension of Draft Plan of Condominium Approval pursuant to Section 51(33) of the *Planning Act* for the Tiffin Harbour Development Corporation “Sunrise Pier” Draft Plan of Condominium, File No. CD-T-0602, for a period of three (3) years to April 27, 2021, subject to the addition of a new Condition as follows: “That the owner be required to consult with and provide confirmation to the Town that the design, at the site plan approval stage, has been reviewed with Tiffin Pier Condominium Board and that all necessary arrangements and appropriate agreements have been entered into.”

CARRIED

Councillor Contin returned to his seat and assumed the role of Chair.

**C) Draft Plan of Subdivision – MD-T-0108
Pratt Development Inc. – 823 King Street
Request for Extension of Draft Plan**

The Committee had before it for consideration Staff Report PL-2018-16 dated February 26, 2018 with respect to a request for Extension of Draft Plan for the Pratt Development Inc. Draft Plan of Subdivision.

Following the review of the Report and discussion, it was then,

**Moved by: Councillor Strathearn
Seconded by: Councillor MacDonald**

That Application submitted by Mitchinson Planning and Development Consultants Inc. on behalf of the Pratt Development Inc. for an extension to the Draft Plan approval of Subdivision File No. MD-T-0108 be approved pursuant to Section 51 of the *Planning Act*, for a period of three (3) years to April 27, 2021.

That Draft Plan approval and extension applies to the Draft Plan dated January 27, 2009 by cdn Land Surveyors Inc.

That pursuant to Sub-Section 51(47) of the *Planning Act* Council determines that no further written notice under Sub-Section 51(45) is required.

CARRIED

**D) Zoning By-law Amendment ZBA-01-18
2428568 Ontario Ltd. (Kaitlin Group) – 640 Bayport Boulevard**

The Committee had before it for consideration Staff Report PL-2018-20 dated February 28, 2018 with respect to a Zoning By-law Amendment application for the property at 640 Bayport Boulevard.

Following the review of the Report and discussion, it was then,

**Moved by: Councillor Strathearn
Seconded by: Deputy Mayor Ross**

That the Planning and Development Committee of Council support, for the purpose of scheduling a Public Meeting , Application No. ZBA-01-18 for an amendment to Zoning By-law 2004-90, as amended, to rezone portions of the Bayport Village Subdivision (51M-953) by amending the minimum lot area and minimum rear yard requirements in the existing site specific RT-10 Zone from the current 250 square metres and 8.5 metres to 238 square metres and 5.8 metres, respectively.

That Notice of the Public Meeting under the *Planning Act* be provided in accordance with the regulations issued pursuant to the *Planning Act* and in accordance with the Town of Midland Official Plan.

That Staff be directed to prepare the draft amending Zoning By-law.

CARRIED

**E) Site Plan Application SPA-01-18
1901289 Ontario Inc. (Barber) – 880 King Street**

**Present: Herb Proudley, Agent
Tom Barber, Owner**

The Committee had before it for consideration Staff Report PL-2018-17 dated February 26, 2018 with respect to Site Plan Application SPA-01-18 for the property at 880 King Street.

Following the review of the Report and discussion, it was then,

**Moved by: Councillor Strathearn
Seconded by: Deputy Mayor Ross**

That Site Plan Application SPA-01-18 be hereby approved as set out in Staff Report PL-2018-17 dated February 26, 2018.

That all required drawings and/or reports shall be submitted and approved by the appropriate Staff in accordance with approved Site Plan Application SPA-01-18 and in accordance with the revisions requested by Staff as set out in Staff Report PL-2018-17 dated February 26, 2018.

That the Site Plan Agreement for Site Plan Application SPA-01-18, be brought forward to Council for approval and that a By-law to authorize the Mayor and Clerk to execute the said Site Plan Agreement be presented at a future meeting, subject to Ministry of Transportation approval.

CARRIED.

4 OTHER BUSINESS

- i) Committee had general discussion regarding parking and traffic concerns at Yonge and Russell Streets due to the fitness centre on Yonge Street.

5. ADJOURNMENT

On a Motion by Councillor Strathearn the meeting was adjourned at 9:05 p.m.



Sherri Edgar, Deputy Clerk/Committee Coordinator